

LEON COUNTY ORDINANCE NO. \_\_\_\_

AN ORDINANCE AMENDING LEON COUNTY ORDINANCE NO. 92-11 TO PROVIDE FOR A CHANGE IN ZONE CLASSIFICATION FROM THE WC (WOODVILLE COMMERCIAL) AND R-1 (SINGLE FAMILY DETACHED RESIDENTIAL) TO WC (WOODVILLE COMMERCIAL) IN LEON COUNTY, FLORIDA; PROVIDING FOR CONFLICTS; PROVIDING FORSEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

BE IT ORDAINED BY THE BOARD OF COUNTY COMMISSIONERS OF  
LEON COUNTY, FLORIDA:

**SECTION 1.** The Official Zoning Map as adopted in Leon County Ordinance No. 92-11  
is hereby amended as it pertains to the following described real property:

RZ-437: From WC (Woodville Commercial) and R-1 (Single Family Detached Residential) to  
WC (Woodville Commercial)

**LEGAL DESCRIPTION**

Commence at the NE corner of the NW 1/4 of the NE 1/4 of Section 17, Township 2 South, Range 1 East, and run thence South 165.3 feet to a point on the Western boundary of the right of way of State Road No. 363, (formerly State Road No. 10), thence South 10 degrees 45 minutes East 469.7 feet, along said right of way boundary to a point which is the POINT OF BEGINNING, thence run South 10 degrees 45 minutes East 223 feet along said right of way boundary, thence West 481.8 feet to a point 206 feet due East of the centerline of the Seaboard Air Line Railroad, St. Marks Branch, thence North 10 degrees 52 minutes West 100 feet, parallel to said railroad, thence West 208 feet to a point in the center of said railroad, thence North 10 degrees 52 minutes West 115.4 feet, along the centerline of said railroad, thence East 210 feet, thence South 10 degrees 52 minutes East 54.55 feet, thence North 82 degrees 28 minutes East 470.5 feet to the POINT OF BEGINNING, and being a part of the NE 1/4 of said Section 17.

LESS and EXCEPT the following:

A parcel of land situated, lying and being in the Northeast One Quarter of Section 17, Township 2 South, Range 1 East, Leon County, Florida, and being particularly described as follows:

Commencing at an old 3/4 inch iron pipe marking the Northeast corner of said Section 17; thence South 89 degrees 56 minutes 09 seconds West , and along the North line of said Section 17, a distance of 1333.61 feet to the surveyed centerline of State Road 363 at Station 161+98.39; thence South 10 degrees 31 minutes 20 seconds East along said surveyed centerline a distance of 632.96 feet to Station 155+65.53, thence South 83 degrees 07 minutes 22 seconds West a distance of 35.07 feet to the existing Southwesterly right of way line of said State Road 363 and the POINT OF BEGINNING;

thence South 83 degrees 07 minutes 22 seconds a distance of 5.01 feet; thence South 10 degrees 31 minutes 20 seconds East parallel with and 40.00 feet Southwesterly of said centerline, a distance of 218.21 feet, thence South 89 degrees 48 minutes 33 seconds East , a distance of 5.09 feet to the said existing Southwesterly right of way line of State Road 363; thence North 10 degrees 31 minutes 20 seconds West along said right of way line , a distance of 218.84 feet to the POINT OF BEGINNING.

BEING FURTHER DESCRIBED BY SURVEY, REFLECTING MAINTAINED RIGHT OF WAY, ON OLD WOODVILLE HIGHWAY (TALLAHASSEE STREET) AS FOLLOWS:

Commence at a terra cotta monument marking the Southwest corner of the Northeast Quarter of the Northeast Quarter of Section 17, Township 2 South, Range 1 East, Leon County, Florida, and run thence South 89 degrees 49 minutes 23 seconds East 220.01 feet to a terra cotta monument on the Westerly right of way boundary of State Road No. 363, as shown on map section 55040-2530, thence along said Westerly right of way boundary as follows: North 11 degrees 00 minutes 13 seconds West 194.12 feet to a iron rod and cap (DOT), thence South 79 degrees 08 minutes 40 seconds West 5.03 feet to an iron rod and cap (DOT), thence North 10 degrees 31 minutes 20 seconds West 299.96 feet (Bearing Base) to a iron rod and cap (#732), said point being the POINT OF BEGINNING. From said POINT OF BEGINNING and leaving said Westerly right of way boundary run North 89 degrees 52 minutes 50 seconds West 476.26 feet to an iron pipe, thence North 10 degrees 12 minutes 42 seconds West 99.92 feet to an iron rod and cap (#4016), thence South 81 degrees 59 minutes 22 seconds West 165.98 feet to an iron rod and cap (set) on the Easterly maintained right of way boundary of Old Woodville Highway (Tallahassee Street), thence North 10 degrees 21 minutes 36 seconds West along said maintained right of way 115.40 feet to an iron rod and cap (set), thence leaving said maintained right of way run North 86 degrees 36 minutes 09 seconds East 168.10 feet to a concrete monument (#0155), thence South 10 degrees 18 minutes 26 seconds East 42.00 feet to an iron rod and cap (#2919), thence North 83 degrees 05 minutes 37 seconds East 467.31 feet to an iron rod and cap (set) on the Westerly right of way boundary of State Road No. 363, thence South 10 degrees 31 minutes 20 seconds East along said right of way boundary 218.22 feet to the POINT OF BEGINNING, containing 2.444 acres, more or less.

**SECTION 2.** All Ordinance or parts of Ordinance in conflict with the provisions this ordinance are hereby repealed to the extent of such conflict, except to the extent of any conflicts with the Tallahassee-Leon County 2010 Comprehensive Plan as amended which provisions shall prevail over any parts of this ordinance which are inconsistent, either in whole or in part, with the said Comprehensive Plan.

**SECTION 3.** If any word, phrase, clause, section or portion of this Ordinance shall be

held invalid or unconstitutional by a court of competent jurisdiction, such portion or words shall be deemed a separate and independent provision and such holding shall not affect the validity of the remaining portions thereof.

**SECTION 4.** This Ordinance shall become effective as provided by law.

DULY PASSED AND ADOPTED by the Board of County Commissioners of  
Leon County, Florida, on this \_\_\_\_ day of \_\_\_\_\_, 2004.

LEON COUNTY, FLORIDA

\_\_\_\_\_  
Jane Sauls, Chairman  
Board of County Commissioners

ATTEST:  
Bob Inzer, Clerk of the Court  
Leon County, Florida

By: \_\_\_\_\_

APPROVED AS TO FORM:  
Leon County Attorney-s Office  
Leon County, Florida

By: \_\_\_\_\_  
Herbert W. A. Thiele, Esq.  
County Attorney